

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3218 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PLANNING

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2006

An Ordinance amending the official zoning map of St. Tammany Parish, La, to reclassify a certain parcel located on the west side of Rangeline Road (LA Highway 59), south of Lowe Davis Road and which property comprises a total of 19.01 acres of land more or less, from its present R (Rural) District to a PUD (Planned Unit Development) District, Ward 10, District 2. (ZC05-09-064)

Whereas, the Zoning Commission of the Parish of St. Tammany after hearing in accordance with law, Case No. ZC05-09-064, has recommended to the Council of the Parish of St. Tammany, Louisiana, that the zoning classification of the above referenced area be changed from its present R (Rural) District to a PUD (Planned Unit Development) District (see Exhibit "A") for complete boundaries.

Whereas, the St. Tammany Parish Council has held its public hearing in accordance with law:

Whereas, the St. Tammany Parish Council has found it necessary for the purpose of protecting the public health, safety and general welfare, to designate the above described property as PUD (Planned Unit Development) District.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS, in regular session convened that:

SECTION I: The zoning classification of the above described property is hereby changed from its present R (Rural) District to a PUD (Planned Unit Development) District.

SECTION II: The official zoning map of the Parish of St. Tammany shall be and is hereby amended to incorporate the zoning reclassification specified in Section I hereof.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

ZCO5-09-064

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A CERTAIN PIECE OR PORTION OF GROUND situated in Section 29, Township 6 South, Range 11 East, St. Tammany Parish, Louisiana, and more fully described as follows:

From the Quarter Section Corner common to Section 25, Township 6 South, Range 11 East, and Section 30, Township 6 South, Range 12 East, go South 89 degrees 39 minutes West 42.45 feet to a point; thence North 00 degrees 15 minutes West 364.98 feet to an 1-1/4 inch iron pipe located on the westerly right-of-way line of Louisiana Highway 59 and the point of beginning. From the point of beginning, go along the westerly right-of-way line of Louisiana Highway 59 North 00 degrees 15 minutes West 446.88 feet to an 1/2-inch iron rod; thence South 89 degrees 19 minutes 30 seconds West 1235.79 feet to a point located in a drainage canal; thence go in said drainage canal South 42 degrees 36 minutes 22 seconds West 50.63 feet to a point; thence South 29 degrees 48 minutes 21 seconds West 483.17 feet to a point; thence South 25 degrees 21 minutes 03 seconds West 366.41 feet all in said drainage canal to a point; thence North 89 degrees 18 minutes 32 seconds East 670.25 feet (Title-North 89 degrees 39 minutes East) to an 1-1/4 inch iron pipe; thence North 00 degrees 09 minutes 49 seconds West 153.84 feet to an 1-1/4 inch iron pipe; thence North 88 degrees 36 minutes 48 seconds East 915.52 feet to an 1-1/4 inch iron pipe located on the westerly right-of-way line of Louisiana Highway 59 and the point of beginning.

Said property contains 19.01 acres.

CASE NO.: ZC05-09-064

PETITIONER: Brad Nobles

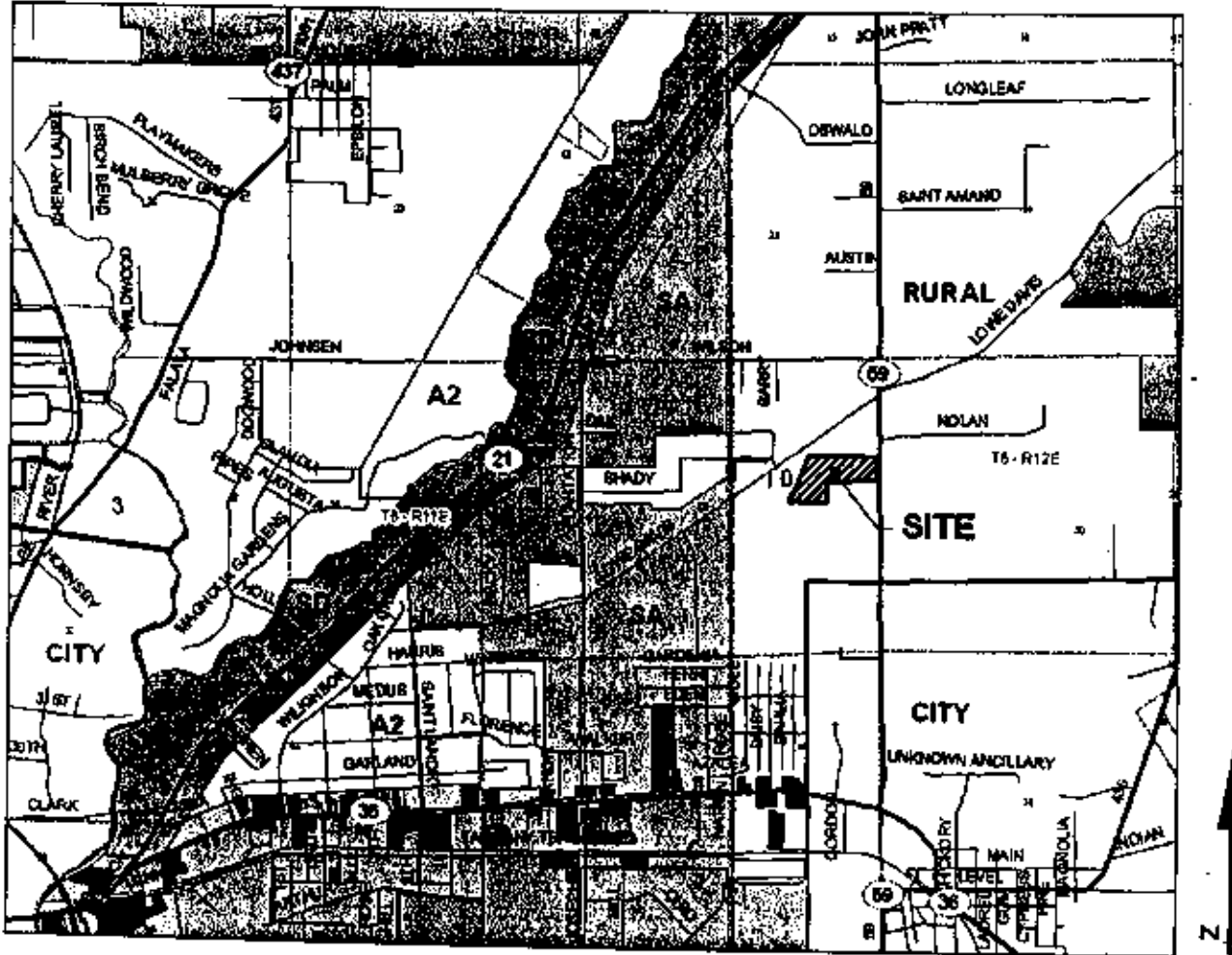
OWNER: John Barry

REQUESTED CHANGE: From R (Rural) District to PUD (Planned Unit Development) District

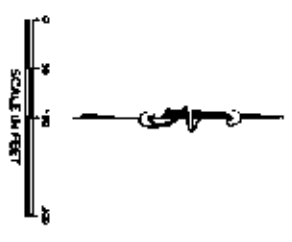
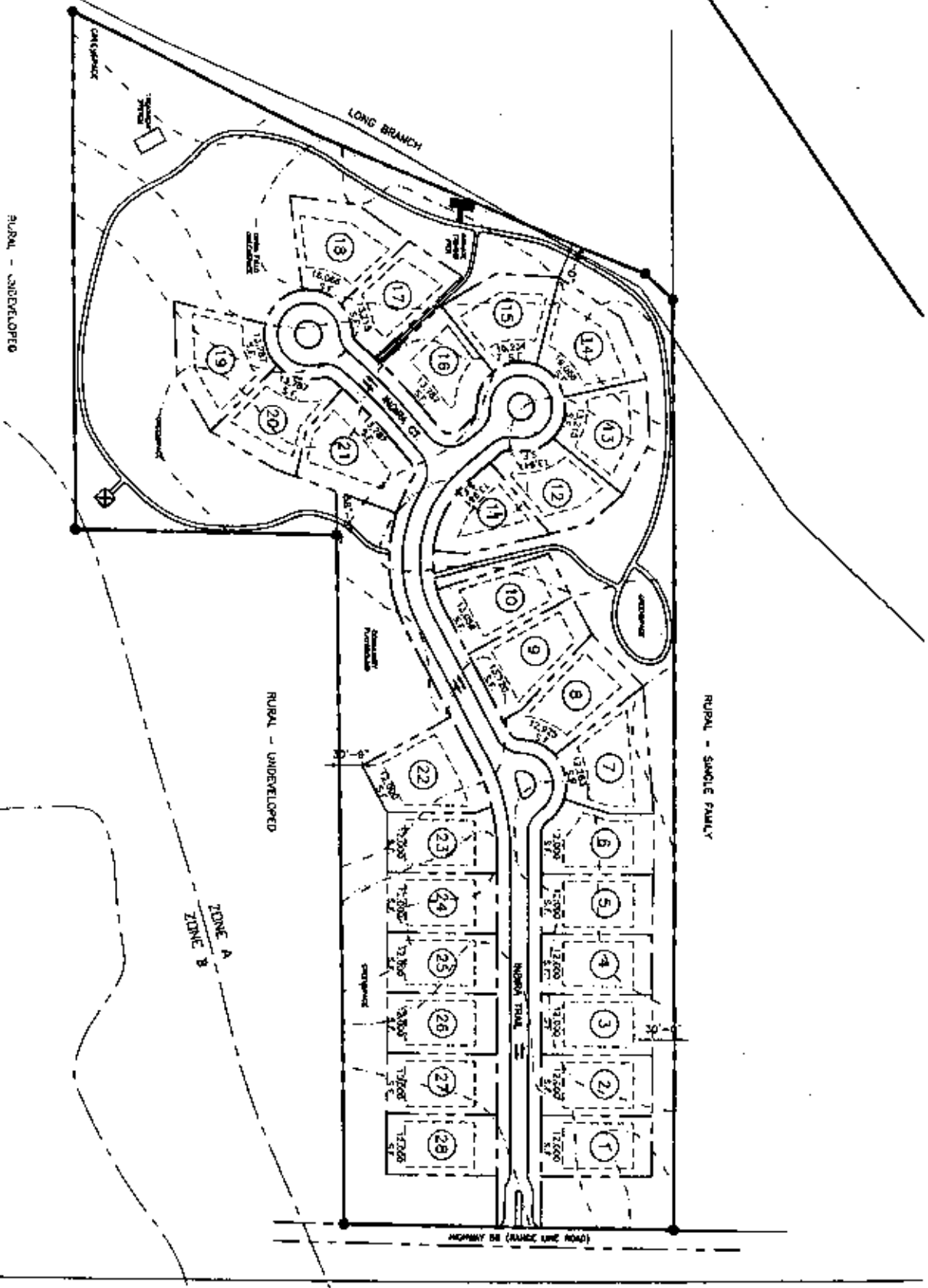
LOCATION: Parcel located on the west side of Rangeline Road (LA Highway 59), south of Lowe Davis Road; S25, T6S, R11E; Ward 10, District 2

SIZE: 19.01 acres

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- A. MOBILE HOMES ARE NOT PERMITTED IN THIS SUBDIVISION.
- B. CONSTRUCTION OF ANY DRAINAGE OR STREET ERECTION SHALL BE SUBJECT TO THE ST. TAMMANY PLAN NUMBER OF CLASS 'A' AS SET FORTH IN THE SUBDIVISION REGULATION.
- C. THE MINIMUM FINISHED FLOOR LEVEL SHALL BE INDICATED ON THE PLANS.
- D. THE MINIMUM FINISHED FLOOR LEVEL SHALL BE INDICATED ON THE PLANS.
- E. NO LOT WILL BE FURTHER SUBDIVIDED.
- F. THE MINIMUM CURVE RADIUS SHALL BE STATED.
- G. DRIVEWAYS ON CORNER LOTS SHALL BE SIXTY (60) FEET WIDE TO THE PROPERTY CORNER TO THE CORNER OF THE STREET RIGHTS-OF-WAY 44.2142, ADOPTED 12-15-11.

SUBDIVISION REGULATIONS

INDIRA ESTATES, M (INFORM)

- DEVELOPER - BLUE COLLAR
- COUNCIL DISTRICT 2
- WARD 10
- FLOOD ZONE "A" FEMA 1
- MAJOR TRAVEL ROUTE HWY 36 (LANE ONE ROAD) PROPERTY ZONING - RUR
- REQUESTED ZONING - RUR
- TOTAL ACRES FOR SUBDIVISION - 28 LOTS
- TOTAL GREENSPACE WITHIN LOTS - 41.7 ACRES (60% U.D.)
- 10% OF GREENSPACE DEDICATED TO WALKING TRAILS, PIER, FIELDS, COMMUNITY PLAZA
- 2% CONCRETE ROADWAY
- 6% RIGHT OF WAY FOR BICYCLES
- CENTRAL SEWER/WATER SYSTEM
- ALL OF THE STREETS WILL BE DEDICATED TO THE PUBLIC
- VEGETATIVE COVER - 10% TOPOGRAPHY - 0-2% SLOPE
- ADJACENT LAND USES - RESIDENTIAL USE - 60%
- TOTAL LAND BREAKDOWN - 60% RESIDENTIAL USE - 60%
- GREENSPACE/OPEN SPACE - 10%
- ULTIMATE DRAINAGE DESIGN SHALL BE SUBJECT TO THE SUBDIVISION DESIGN AT THE MONUMENT TYPE TYPIC SIZE TO BE APPROXIMATE TO THE LANDSCAPE PLAN TO CAL NUMBER OF CLASS 'A' AS SET FORTH IN THE SUBDIVISION REGULATION.

INDIRA ESTATES WILL HAVE PHASE ONE: LOTS 1-10 & PHASE TWO: LOTS 11-31

• LOT SETBACKS:
 FRONT - 30'
 SIDE - 10'
 REAR - 25'
 CORNER SIDE YARD - 10'

Description of Project

Applicant's Name BLUE COLLAR CONSTRUCTION, LLC
Address 19214 WYMER ROAD, COVINGTON, LA. 70435

Attach area location Map showing the proposed development

Name of Development INDIRA ESTATES SUBDIVISION

Section 25 Township 6 SOUTH Range 11 EAST

Number of acres in Development 19.01 ACRES

Type of streets CONCRETE

Type of water systems CENTRAL

Type of sewerage system CENTRAL

Ultimate disposal of wastes _____

Ultimate disposal of surface drainage LONG BRANCH

Land form: Flat Rolling _____ Marsh _____
Swamp _____ Inundated _____

Existing land use: Rural Residential _____
Commercial _____ Industrial _____

Proposed land use: Rural _____ Residential
Commercial _____ Industrial _____

Conforms to Major Road Plan: Yes No _____

Water frontage: Yes No _____ if so how much

Name of Stream LONG BRANCH

Major highway frontage: Yes No _____

Name of Highway HIGHWAY 59 (RANGELINE RD.)

Is development subject to inundation in normal high rainfall and/or tide?
Yes _____ No

Will canals be constructed into rivers or lakes?
Yes _____ No

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

1. Does the proposed development
 - a. Disrupt, alter or destroy an historic or archeological site or district. YES NO
 - b. Have a substantial impact on natural, ecological recreation, or scenic resources. YES NO
 - c. Displace a substantial number of people. YES NO
 - d. Conform with the environmental plans and goals that have been adopted by the parish. YES NO
 - e. Cause increased traffic, or other congestion. YES NO
 - f. Have substantial esthetics or visual effect on the area. YES NO

Contd:

ANSWER ALL QUESTIONS BY A CIRCLE AROUND YES OR NO

- g. Breach national, state or local standards relating to
- | | | |
|--|-----|-------------------------------------|
| (1) Noise | YES | <input checked="" type="radio"/> NO |
| (2) Air Quality | YES | <input checked="" type="radio"/> NO |
| (3) Water Quality | YES | <input checked="" type="radio"/> NO |
| (4) Contamination of public water supply | YES | <input checked="" type="radio"/> NO |
| (5) Ground water levels | YES | <input checked="" type="radio"/> NO |
| (6) Flooding | YES | <input checked="" type="radio"/> NO |
| (7) Erosion | YES | <input checked="" type="radio"/> NO |
| (8) Sedimentation | YES | <input checked="" type="radio"/> NO |
- h. Affect rare or endangered species of animal or plant habitat or such a species
- i. Cause substantial interference with the movement of any resident or migratory fish or wildlife species
- j. Induce substantial concentration of population
- k. Will dredging be required

If yes, denote the area proposed for spoil placement and the anticipated volume in cubic yards.

2. Attach specifications on the following, if applicable

- a. What types of materials will be disposed of as a result of the production of manufacturing process. If applicable explain where and in what manner disposal will occur.
- b. What will be the average noise level of the development during working hours.
- c. Will any smoke, dust or fumes be emitted as a result of the operational process, if so explain fully.

Explain in detail the items marked YES above indicating how you propose to reduce or eliminate the environmental problems caused by your development and explain how you will ultimately dispose of the surface water generated by your development including the route of the surface water into a major stream and if you propose a center sewerage system the ultimate disposal of the effluent produced.

Gentlemen:

I have completed the attached Environmental Impact Assessment Data Form and hereby certify that the information shown thereon is accurate and is based on a thorough study of the environmental impact by this development named:

INDIRA ESTATES SUBDIVISION

[Signature], P.E.

DATE: 8/2/05

TITLE: CIVIL ENGINEER

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following: _____

DATE: _____

PARISH ENGINEER: _____

I have reviewed the data submitted and concur with the information with the following exceptions:

I recommend the following: _____

DATE: _____

PARISH PLANNER: _____

I have reviewed the Environmental Assessment Data Form and concur with the information submitted with the following exceptions:

I recommend the following: _____

DATE: _____

POLICE JUROR:
WARD

Question 2a: What types of materials will be disposed of as a result of the production of manufacturing process? If applicable explain where and in what manner disposal will occur.

The only material that will be disposed of as a result of the production process is the clearing and removal of the proposed roads for the subdivision. The material will be removed from the site and disposed of according to nationally accepted standards.

Question 2b: What will be the average noise level of the development during working hours?

The average noise level during working hours will not exceed allowable limits set by local noise ordinances.

Question 2c: Will any smoke, dust, or fumes be emitted as a result of the operational process? If so, explain fully.

Small amounts of dust may be emitted as a result of the operational process. Smoke and fumes, if released, will be from operating machinery. However, no emissions will exceed nationally accepted standards.

Explain the ultimate disposal of surface water generated by the development.

The ultimate disposal of surface water created by the development will be channeled via proposed drainage conduits ultimately flowing into Long Branch.